LOT 77
SEA MARSH VLG UNIT 1A PB 4/38

FITZ-GERALD DUDLEY B JR REVOCABLE DEC OF TRUST/FIT
49 SEA MARSH DR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-191A-0077-0000

BUILDING CHARACTERISTICS

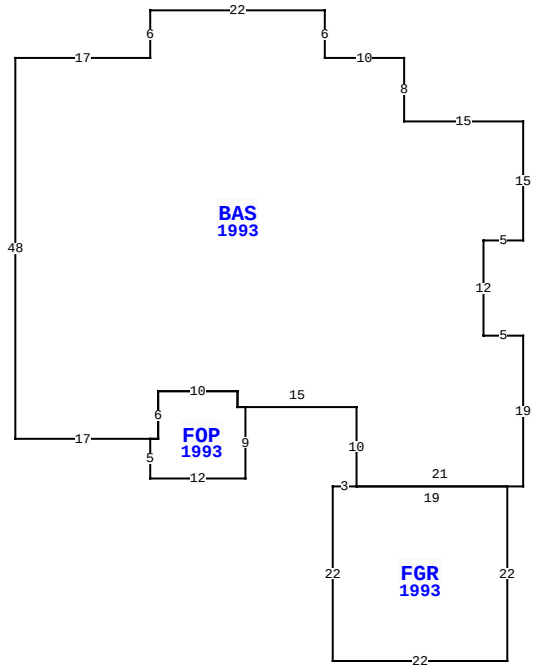
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,030	100	3,030	372,187
FGR	484	55	266	32,674
FOP	124	30	37	4,545
TOTALS	3,638		3,333	409,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,333	95.2200	142.83	476,052	1987	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2016 Heated Area: 3030 HX Base Yr 2016



49 SEA MARSH RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		409,405
TOTAL MARKET OB/XF VALUE		8,492
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,067,897
SOH/AGL Deduction		546,682
ASSESSED VALUE		521,215
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,215
TOTAL JUST VALUE		1,067,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		934,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1528606	REMODEL	0	01/01/2015
R1213203	ROOF	8,000	11/01/2012
M1217530	H/AC	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1364	1/24/2024	QC	U	I	11	100
GRANTOR: FITZ-GERALD DUDLEY						
GRANTEE: FITZ-GERALD DUDLEY						
1932/1204	7/30/2014	WD	Q	I	01	535,000
GRANTOR: SHAVE THOMAS JEFFERSO						
GRANTEE: FITZ-GERALD DUDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N8 W10 N6 W22 S6 W17 S48 E17 FOP=[YR=1993] S5 E12 N9 W1 N2W10S6 W1$E1N6 E10 S2 E15 S10 FGR=[YR=1993] W3 S22 E22 N22 W19 $ E21 N19 W5 N12 E5 N15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,578.00	SF	6.50	6.50	100	1987	1987	3	52	5,334	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	200	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	1242	WD DECK A	0	100	0	0	745.00	SF	10.00	10.00	100	1987	1987	3	20	1,490	
5	0446	BOX FNC 6'	0	100	19	19	18.00	LF	20.00	20.00	100	1987	1987	3	20	72	
6	0835	QUARY TILE	0	100	0	0	30.00	SF	10.00	10.00	100	1987	1987	3	52	156	

LAND DESCRIPTION

TOTAL OB/XF 8,492

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 11/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS